

**Board of Directors Tuscany Estates
Meeting Minutes
November 14, 2019**

1. Meeting called to order at 6:35 pm.
 - Bruce Klasson a member of Quaker Engineering spoke for a few minutes updating homeowners that he and his wife Cindy Klasson are planning to remedy the various items in Tuscany Estates that still need resolved and addressed. They have and will be meeting with various Township supervisors, Maronda Homes and Peters Creek Sanitary Authority. He stated they will keep the board up to date with what they will be doing and in turn the board will communicate such things to the residents.
2. Roll call: Lisa Manion, James Walsh, JoEllen Meek, Pete Guido, Elise Navarro, Aimee Hennenmuth (CMP) and Carl Wilkinson (CMP).
3. Minutes from November 19, 2018 Meeting Approved: 5-0 (Lisa Manion, JoEllen Meek, Pete Guido, Elise Navarro and James Walsh)
4. President's Report: Board members met with JML to discuss past concerns and to make minor changes to the contract for grass cutting next year. The board also requested an estimate for lawn treatments.
5. Election of Board Members: There were three, two year board positions up for re-election. Nomination Ballot named; Pete Guido, Tim Holeczy, JoEllen Meek, Ed Shvarts, Jim Walsh.
6. Treasurer's Report: 2020 Budget was presented and discussed by Aimee from CMP. Aimee explained the reason behind the budget is to fund the underfunded reserve accounts, per the Reserve Study. Aimee, the board members and finance committee spent 8+ hours in discussion preparing the 2020 budget. Final result from voting: Effective January 1, 2020 HOA dues for Patio and Town Homes will increase to \$170 a month.
7. Election Results: JoEllen Meek, Pete Guido and Tim Holeczy are appointed to the board for a 2 year term.
8. Homeowner Comments:
 - Many residents expressed concerns regarding the proposed due increase for 2020 and asked various questions regarding the budget. CMP and board members explained the deficiency in the Reserve Fund was the key factor that drove the increase along with the low fees that were imposed by the developer before the HOA board's inception. That it will put us more on track for future maintenance/replacement expenses. This is also being done in lieu of a special assessment which we are trying to avoid in the future. CMP reviewed items from the budget.
 - A resident asked if the Reserve Fund is independently audited annually and if the board is required to have two signatures on writing checks. CMP responded that quarterly financials are provided to

the board for review of activity in any accounts and also that the board members do not have access to write checks, everything goes through CMP and they do two signatures.

- A resident asked why single family residents vote on the budget affecting townhomes and patio homes. A board member advised them that is the way our bylaws are written, that it is a HOA as a whole and the entire HOA votes on all issues at hand.**
- A resident expressed concern that real estate agents are marketing our community as having a pool and clubhouse. A board member advised that there is nothing we can do about this and they should not be doing that. The resident also mentioned that she had a certified inspector/roofer inspect her roof and the report outcome does not align with the roof inspection that was performed across the community last year on roofs. Resident is going to share report outcome with board once she receives.**
- A resident asked for a 5 year financial forecast for the HOA. CMP and the board will work together along with the Finance Committee volunteers to work toward having some more information revolving our finances and future. CMP noted a 5 year plan may be hard to estimate for sure at this time as there are a lot of variables concerning our community; ie. taking over pool/clubhouse, more homes being built, etc.**

9. Adjournment at 8:29pm - Lisa motion to adjourn and Elise seconded motion.